



Dempsey Close Fox Hill Sheffield S6 1GL  
Offers Around £200,000

# Dempsey Close

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**\*\* FREEHOLD \*\*** Tucked away on this private cul-de-sac is this well presented, three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, gas central heating and uPVC double glazing. The property is ideally located with amenities close-by, public transport links and easy access into Sheffield City Centre. In brief, the living accommodation comprises: side composite door which opens into the entrance lobby with a downstairs WC and access into the kitchen/diner which has a range of gloss fronted wall, base and drawer units with a complementary roll edge work surface which incorporates the sink, drainer and the four ring ceramic hob with extractor above. Integrated appliances include an electric oven and fridge freezer along-with housing and plumbing for a washing machine and dishwasher. Ample space for a breakfast table and chairs. Access into the well proportioned lounge with uPVC French doors leading out onto the patio and rear garden. There is also a good size under stair storage cupboard. From the inner lobby, a staircase rises to the first floor landing with access into the loft space, a storage cupboard with built in shelving, the three bedrooms and the bathroom. Bedrooms one and two are good size doubles. Bedroom three has a Velux window. The bathroom comes with a three piece suite including panelled bath with chrome mixer tap and shower attachment, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- QUIET & PEACEFUL CUL-DE-SAC POSITION
- WELL PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN & DRIVEWAY
- DOWNSTAIRS WC
- THREE BEDROOMS
- GOOD SIZE LOUNGE WITH uPVC FRENCH DOORS
- MODERN KITCHEN
- POPULAR LOCATION
- APPROXIMATELY FIVE YEARS LEFT OF ITS NEW BUILD GUARANTEE





## OUTSIDE

A driveway provides off-road parking for up to two cars. To the rear is a fully enclosed rear garden with two patios and an artificial lawn.

## LOCATION

This very popular residential area enjoys excellent local amenities such as local shops, takeaways and retail parks, public transport services to Sheffield City Centre and easy access to local beauty spots such as Greno and Wharncliffe Woods.

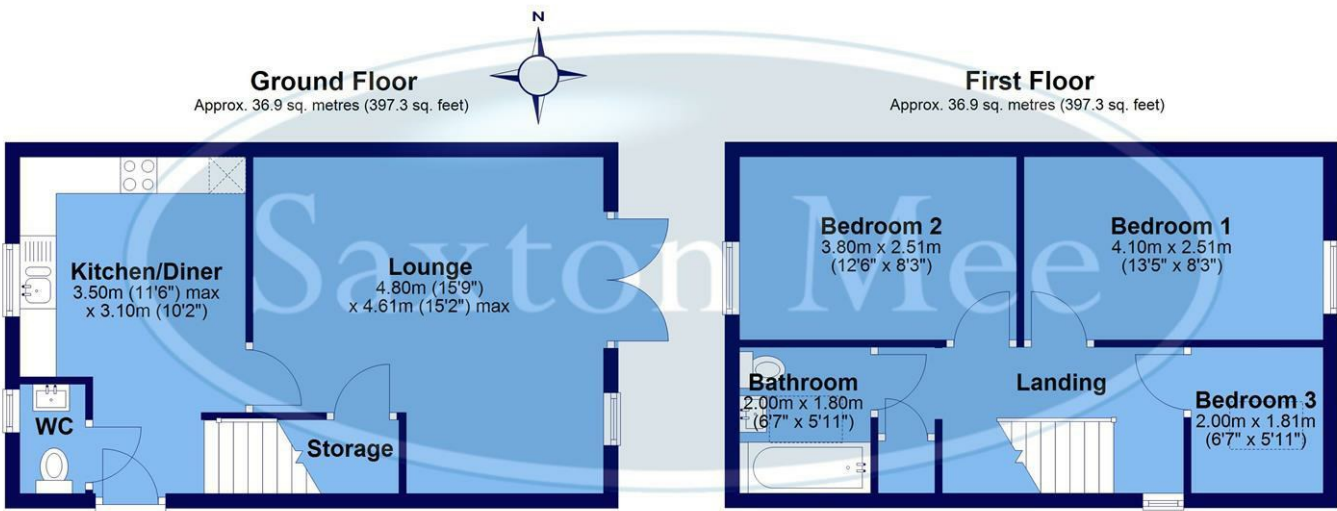
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B. Private Road Insurance £25.00 per annum.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 73.8 sq. metres (794.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	91

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	91